

DOCUMENT RESUME

ED 040 930

24

SP 003 967

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 TITLE Specifications for New College of Education Facilities.
 INSTITUTION Georgia Univ., Athens. Coll. of Education.
 SPONS AGENCY Office of Education (DHEW), Washington, D.C. Bureau of Research.
 REPORT NO GEM-Bull-69-5
 BUREAU NO BR-8-9024
 PUB DATE 69
 CONTRACT OEC-0-8-089024-311(010)
 NOTE 35p.; Phase 1, Elementary Teacher Education Model

EDRS PRICE EDRS Price MF-\$0.25 HC-\$1.85
 DESCRIPTORS *College Buildings, *Educational Facilities, *Educational Specifications, State Universities, Teacher Education

IDENTIFIERS Comprehensive Elementary Teacher Education Models

ABSTRACT

This paper describes the new facilities which the University of Georgia College of Education will move into on January 1, 1971. The two buildings now under construction are described in detail: 1) a seven story building containing teaching and administrative space for all programs of the College of Education except health and physical education, recreation, and industrial arts and 2) a two story building to house the industrial arts program. Tables present such details as 1) a breakdown per floor of the 158,347 square feet of space, 45 percent of which is allocated for graduate instruction and research, 51 percent for undergraduate instruction, and 4 percent for instruction related facilities; 2) a breakdown of the number and type of facilities, student capacity, and total floor space; 3) room-by-room breakdown of the use of each floor, the instruction and related facilities available, and the total assignable floor space for each department and division; 4) construction costs for the \$5,000,000 project and description of the building sites. (JS)

ED040930

GEORGIA EDUCATIONAL MODELS
The University of Georgia
College of Education
Athens, Georgia 30601

SPECIFICATIONS FOR NEW COLLEGE
OF EDUCATION FACILITIES

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GEM Bulletin 69-5

Jerry B. Ayers, Ed. D.

1969

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SP003967

Introduction

The College of Education at the University will move to a new building on January 1, 1971. The purpose of this paper is to describe these new facilities.

Facilities for College of Education

The project when complete (approximately 55% complete as of September, 15, 1969) will provide completely new facilities for the College, exclusive of the Division of Health and Physical Education, which is housed in a separate building. (A \$1,000,000 expansion for this division will be completed by January 1, 1970.) The new College of Education building has two structures. The first is a seven story building containing teaching and administrative space for all programs of the College of Education except health and physical education, recreation and industrial arts. The second building will house the industrial arts program. It is a two story building, located adjacent to the Agricultural Engineering Building. The total assignable space for these two structures is 158,347 sq. ft. About 45% of the assignable space is allocated for graduate instruction and research; 51% for undergraduate instruction; and 4% for institution related facilities. Table 1 presents a

TABLE 1

Summary of Gross Square Foot Area for
New College of Education Buildings

<u>Square Foot Area</u>		
College of Education		
Ground Floor	218' x 101'	22,018 sq. ft.
First Floor	218' x 131'	28,558 sq. ft.
Second Floor	218' x 131'	28,558 sq. ft.
Third Floor	218' x 131'	28,558 sq. ft.
Fourth Floor	218' x 131'	28,558 sq. ft.
Fifth Floor	218' x 131'	28,558 sq. ft.
Sixth Floor	98' x 74'	7,252 sq. ft.
Industrial Arts Building		
Ground Floor	121'-9" x 101'-9"	12,388 sq. ft.
First Floor	121'-9" x 101'-9"	12,388 sq. ft.
Penthouse	41' x 26'	666 sq. ft.
TOTAL		226,060 sq. ft.

summary of the dimensions of each floor and the gross footage for each structure.

The proposed space, in these buildings, will accommodate approximately 406 staff members and in addition will provide 2,425 student stations. It is anticipated that some 6,000 individuals will enter the facility daily during the period immediately after occupancy. (Education Building, pp. 2-3, 1966.) Table 2 shows a summary breakdown of the number and type of facilities found in the new buildings, student capacity and total floor space. Table 3 presents a complete breakdown of the use of each floor of the new buildings, the instructional and related facilities available and the total assignable floor space.

The construction costs of the new buildings are summarized in Table 4. Funds for these structures were secured from the State of Georgia and from Title I, 104 and Title II of Public Law 88-204.

The new College of Education Buildings were designed by Bothwell, Jenkins, Slay and Associates of Decatur, Georgia. The structures will be reinforced concrete frams, with concrete block partitions and masonry exterior. Special purpose facilities such as observation rooms, materials production areas,

TABLE 2

Summary of Type Facilities in New

College of Education Buildings

	<u>Number</u>	<u>Types</u>	<u>Capacity</u>	<u>Total Sq. Ft.</u>
Classrooms & Seminar Rooms	38	General	1,630	24,682
Laboratories	27	Teaching	795	19,766
Special Libraries or Reading Rooms	4		90	4,544
Other Teaching & Research Facilities	78		333	31,609
Supporting rooms & shops	64		30	13,208
Faculty Offices	235		286	44,330
Graduate Student Offices	48		91	5,912
Administrative Offices & Areas	40		120	94
Total Assignable Space	534		3,375	158,247
Total Gross Square Feet				222,500

TABLE 3

Assignable Space New College of Education

University of Georgia

Room No.	Room Name	Total Assignable Space
----------	-----------	------------------------

Ground Floor

(Administration, Supervision and Bureau)

1	Chairman	216
2	Classroom	1120
3	Schl. Plant Fac.	1069
4	Storage	378
5	Conference	336
1A	General Pool	1202
6	Storage & W.R.	816
7	Lounge	312
8	Material Center	940
9-10	Office	196
11	Office	120
12	Office	120
13	Office	120
14	Office	120
15	Office	120
16	Office	120
17	Office	120
18	Office	120
19	Office	120
20	Office	120
21	Office	120

(Professional Laboratories)

1	Coordinator	208
2	Conference	144
3	Closet	48
4	Reception	384
5	Work Room	100
6	Secretary	144
7	Faculty	120
8	Faculty	120
9	Faculty	120

TABLE 3
(continued)

Room No.	Room Name	Total Assignable Space
----------	-----------	------------------------

(Professional Laboratories Continued)

10	2 Assistants	126
11	2 Assistants	126

(College Administration)

28 x 16	Storage #1	340
12 x 16	Mail Room	192
12 x 16	Office #1	192
16 x 16	Files & Wk. Rm.	256
12 x 16	Office #2	192
28 x 14	Reception & Secretary #1	574
12 x 12	Office #3	144
12 x 12	Office #4	144
12 x 11	Office #5	132
12 x 11	Office #6	132
12 x 11	Office #7	132
12 x 11	Office #8	132
28 x 14	Recpt. & Secretary #2	223
12 x 12	Secretary Off.	144
12 x 12	Office #9	144
12 x 16	Admin. Asst's Office	192
20 x 24	Dean	480
12 x 20	Storage #2	140
TOTAL GROUND FLOOR		13,430

First Floor
(Instruction Division)

1	Chairman	192
2	Coordinator	144
3	Coordinator	144
4	Coordinator	144
5	Coordinator	144
6	Coordinator	144
7	Reception & Secretary	416
8	Conference	192

TABLE 3
(continued)

Room No.	Room Name	Total Assignable Space
(Instruction Division)		
9	Storage	48
10	Storage	48
(Curriculum)		
11	Chairman	210
12	Reception	144
13-14	Secretarial-Pool	480
15	Curriculum Cl. Rm.	1176
16	Curriculum Cl. Rm.	1008
17	Curriculum Cl. Rm.	1008
18	Curriculum Cl. Rm.	1008
19	Conference A & B	996
20	Storage	80
21	Storage	80
22	Storage	80
23	Storage	80
24	Closet	12
25	Faculty Conf. Rm.	346
26	Office	133
27	Office	133
28	Office	133
29	Office	133
30	Office	130
31	Office	120
32	Office	132
33	Office	130
34	Office	133
35	Office	133
13 x 13	Storage	169
(Mathematics Education)		
56	Reception	182
57	Chairman	182
58	Secretarial Pool	304
59	Math Cl. Rm.	784

TABLE 3
(continued)

Room No.	Room Name	Total Assignable Space
(Mathematics Education)		
60	Math Cl. Rm.	784
61	Math Cl. Rm.	784
62	Math Cl. Rm.	480
63	Conference	676
64	Storage	336
65	Materials Production	224
66	Graduate Students	436
67	Office	120
68	Office	120
69	Office	130
70	Office	132
71	Office	120
72	Office	120
73	Office	120
74	Office	108
75	Office	108
	Lockers	71
(Language Education)		
92	L.A. Chairman	144
93	Chairman	144
94	Secretary	251
95	Secretary	120
100	Conference L.A.	256
101	Conference	
	Foreign Language	256
102	Storage	120
106	Research Teaching Asst.	1356
107	Office	120
108	Office	120
109	Office	132
110	Office	120
111	Office	120
112	Office	120
113	Office	120
FIRST FLOOR TOTAL		19,623

TABLE 3
(continued)

Room No.	Room Name	Total Assignable Space
----------	-----------	------------------------

Second Floor

(Language Education continued)

96	Foreign Lang. Lab.	784
97	English Lab.	784
98	Elementary Teaching	1640
99	Secondary English	1200
103	Storage	280
104	Storage	112
105	Storage	80

(Social Sciences Education Department)

36	Chairman	196
37	Reception & Secretary	350
38	Teaching Lab.	784
39	Teaching Lab.	1208
40	Teaching Lab.	896
41	Teaching Lab.	672
42	Teaching Lab.	672
43	Seminar Conf.	210
44	Conference w/OBS	330
45	Conference w/OBS	330
46	Storage & Wk. Rm.	378
47	Graduate & Teach. Ass't.	768
48	Office	133
49	Office	133
50	Office	120
51	Office	130
52	Office	130
53	Office	120
54	Office	120
55	Office	108
10 x 9	Storage	90

(Science Education Department)

76	Chairman	196
77	Reception & Secretary	414

TABLE 3
(continued)

Room No.	Room Name	Total Assignable Space
(Science Education Department continued)		
78	Laboratory C.R.	1015
79	Laboratory C.R.	1015
80	C.R. & Lab. Compo.	1456
81	Conference	784
82	Storage	100
83	Duplicate Serv.	140
84	Lab. Storage	336
85	Shop & Storage	336
86	Graduate & Ass't.	477
	Teaching	
87	Office	120
88	Office	140
89	Office	140
90	Office	112
91	Office	140
Two	Offices 10 x 14	280
TOTAL SECOND FLOOR		19,959
<u>Third Floor</u>		
(Educational Foundations Division)		
1	Educational Psy.	672
2	Philosophy	432
3	Reception & Secretary	860
4	Chairman	160
5	Chairman	160
6	Chairman Ed. Psy.	160
7	Philosophy	160
8	Classroom	840
9	Classroom	840
10	Classroom	840
11	Reading Lab. & Demonstration	1008
12	Viewing	144
13	Viewing	144
14	Viewing	144
15	Viewing	144
16	Reading Clinic	1296
17	Reading Clinic	1512

TABLE 3
(continued)

Room No.	Room Name	Total Assignable Space
(Educational Foundations Divisions continued)		
18	Seminar	640
19	Seminar	378
20	Seminar	378
21	Edu. Psy. Teaching	495
22	Test. Stor. Center	576
23	Closet	Part of Rm. 1
24	Closet	Part of Rm. 3
25	Closet	32
26	Closet	24
27	Closet	40
28	Storage	280
29	Reading Lib. & Supply	1292
30	Waiting	Part of Rm. 2
31	Waiting	Part of Rm. 3
32	Reading Staff	120
33	Reading Staff	96
34	Reading Staff	96
35	Reading Staff	120
36	Reading Staff	120
37	Reading Staff	120
38	Reading Staff	120
39	Reading Staff	120
40	Reading Staff	120
41	Reading Staff	120
42	Reading Staff	120
43	Reading Staff	120
44	Reading Staff	120
45	Edu. Psy.	120
46	Edu. Psy.	120
47	Edu. Psy.	120
48	Edu. Psy.	120
49	Edu. Psy.	120
50	Edu. Psy.	120
51	Edu. Psy.	120
52	Edu. Psy.	120
53	Edu. Psy.	120
54	Edu. Psy.	120
55	Edu. Psy.	120
56	Edu. Psy.	120

TABLE 3
(continued)

Room No.	Room Name	Total Assignable Space
(Educational Foundations Divisions continued)		
57	Edu. Psy.	120
58	Edu. Psy.	120
59	Edu. Psy.	120
60	Edu. Psy.	120
61	Edu. Psy.	120
62	Edu. Psy.	120
63	Edu. Psy.	120
64	Edu. Psy.	120
63	Philosophy Staff	120
64	Philosophy Staff	120
65	Philosophy Staff	120
68	Reading Grad.	80
69	Reading Grad.	80
70	Reading Grad.	80
71	Reading Grad.	84
72	Reading Grad.	84
73	Reading Grad.	96
74	Reading Grad.	96
75	Reading Grad.	35
76	Reading Grad.	35
77	Reading Grad.	35
78	Edu. Psy. & Meas. Grad.	42
79	Edu. Psy. & Meas. Grad.	42
80	Edu. Psy. & Meas. Grad.	42
81-82	Edu. Psy. & Meas. Grad.	112
83	Edu. Psy. & Meas. Grad.	42
84	Edu. Psy. & Meas. Grad.	42
85	Edu. Psy. & Meas. Grad.	42
86	Edu. Psy. & Meas. Grad.	42

TABLE 3
(continued)

Room No.	Room Name	Total Assignable Space
(Educational Foundations Divisions continued)		
87	Edu. Psy. & Meas. Grad.	42
88	Edu. Psy. & Meas. Grad.	42
89-90	Edu. Psy. & Meas. Grad.	112
91	Edu. Psy. & Meas. Grad.	42
92	Edu. Psy. & Meas. Grad.	42
93	Edu. Psy. & Meas. Grad.	42
94	Edu. Psy. & Meas. Grad.	42
95	Edu. Psy. & Meas. Grad.	42
96	Edu. Psy. & Meas. Grad.	42
97-98	Edu. Psy. & Meas. Grad.	112
99-100	Edu. Psy. & Meas. Grad.	84
101	Edu. Psy. & Meas. Grad.	42
102	Edu. Psy. & Meas. Grad.	42
103	Edu. Psy. & Meas. Grad.	35
104	Edu. Psy. & Meas. Grad.	35
105	Edu. Psy. & Meas. Grad.	35
106	Edu. Psy. & Meas. Grad.	48
107	Edu. Psy. & Meas. Grad.	48
108	Reading Secretary	264
109	Sect. & Files	120

TABLE 3
(continued)

Room No.	Room Name	Total Assignable Space
(Educational Foundations Divisions continued)		
110	Secretary	96
111	Secretary	182
112-113	Typist Pool	165
TOTAL THIRD FLOOR		20,790

Fourth Floor
(Counseling Division)

1	Sect. & Reception	584
2	Secretary	584
3	Sect. & Reception	584
4	Sect. Pool	672
5	Secretary	360
6	Division Head	216
7	Classroom	1296
8	Practicum C.R.	1925
9	Occup. & Edu. Intro. R.	840
10	Ind. Counseling R.	99
11	Ind. Counseling R.	99
12	Ind. Counseling R.	99
13	Ind. Counseling R.	116
14	Ind. Counseling R.	99
15	Ind. Counseling R.	99
16	Ind. Counseling R.	99
17	Ind. Counseling R.	116
18	Observation	300
18A	Recording	246
19	Group Counseling	210
20	Group Counseling	210
21	Testing	576
22	Testing	504
23	Psy. Sect.	452
23A	Psy. Office	144
24	Psy. Asst.	120
25	Recpt. & Sect.	554
26	Counseling	180
27	Counseling	180

TABLE 3
(continued)

Room No.	Room Name	Total Assignable Space
Counseling Division continued)		
28	T.V. & Gsr. Equ.	606
29	Conference	420
30	Storage	72
32	Storage	50
34	Storage	60
35	Storage	121
35	Files & Storage	192
36	Storage	75
38	Closet	40
39	Storage	30
40	Storage	80
41	Storage	174
41	Records & File	120
42	Lounge	896
43	Office	120
44	Office	120
45	Office	120
46	Office	120
47	Office	120
48	Office	120
49	Office	120
50	Storage & Files	120
51	Office	144
52	Office	120
53	Office	120
54	Office	120
55	Office	120
56	Office	120
57	Office	120
58	Office	120
59	Office	120
60	Office	120
61	Office	120
62	Office	120
63	Office	120
64	Office	120
65	Office	120

TABLE 3
(continued)

Room No.	Room Name	Total Assignable Space
(Counseling Division continued)		
66	Staff	140
67	Staff	140
68	Assistant	80
69	Assistant	80
70	Assistant	80
71	Assistant	80
72	Assistant	80
73	Assistant	80
74	Assistant	80
75	Assistant	80
76	Office	80
77	Office	809
77	3 Grad. Assist.	336
78	3 Grad. Assist.	336
79	3 Grad. Assist.	225
80	3 Grad. Assist.	336
	Instruction	1680
FOURTH FLOOR TOTAL		21,216

Fifth Floor
(Exceptional Children)

1	Chairman	216
2	Waiting	208
3	Waiting	192
4	Children's Act.	192
5-7	Recpt. & Sect.	198
6	Secretaries Gen.	680
10	Workroom	176
11	Classroom w/OBS	672
12	Classroom w/OBS	672
13	Classroom w/OBS	672
14	Seminar	288
15	Seminar	216
16	Seminar	276
17	Therapy	80
18	Therapy	80

TABLE 3
(continued)

Room No.	Room Name	Total Assignable Space
(Exceptional Children continued)		
19	Therapy	80
20	Therapy	80
21	Therapy	80
22	Therapy	80
23	Therapy	80
24	Therapy	80
25	Therapy	80
26	Therapy	80
27	Therapy	80
28	Therapy	80
29	Therapy	80
30	Therapy	80
31	Therapy	80
32	Therapy	80
33	Therapy	80
34	Therapy	80
35	Therapy	80
36	Therapy	80
37	Therapy	64
38	Therapy	64
39	Therapy	99
40	Therapy	99
41	Group Therapy	384
42	Group Therapy	352
43	Group Therapy	352
44	Group Therapy	352
45	Group Therapy	352
46	Group Therapy	352
47	Group Therapy	320
48	Observation	224
49	Observation	224
50	Observation	224
51	Observation	192
52	Observation	192
53	Observation	60
54	Observation	66
60	Examining	80
61	Examining	80

TABLE 3
(continued)

Room No.	Room Name	Total Assignable Space
(Exceptional Children continued)		
62	Examining	120
63	Examining	120
64	Examining	110
65	Examining	108
66	Medical Exam.	120
67	Hearing Testing	216
68	Hearing Testing	216
69	Photo Exam.	120
70	Play Therapy	110
71	Activity Evaluation	436
72	Recording	192
73	Clinic Ready	300
74	Clinic Ready	300
75	Lab. Psy. Phys. Adm.	420
76	Tape Film. Edit.	128
77	Tape I.C.	128
78	Material Eval. & Prep.	640
79	Conference & Fac.	448
80	Clinic Filing	276
81	Office Supplies	144
82	Equip. & Test. Storage	170
83	Asst. Fac.	120
84	Faculty	108
85	Faculty	108
86	Faculty	174
87	Faculty	108
88	Faculty	108
89	Faculty	108
90	Faculty	108
91	Faculty	108
92	Faculty	140
93	Faculty	118
94	Faculty	118
95	Faculty	118
98	Faculty	174
99	Faculty	174
100	Clinical Fac.	174

TABLE 3
(continued)

Room No.	Room Name	Total Assignable Space
(Exceptional Children continued)		
101	Clinical Fac.	174
102	Clinical Fac.	174
103	Clinical Fac.	174
104	Faculty	174
105	Research Faculty	216
106	Research Faculty	216
107	Research Faculty	198
108	Research Faculty	225
109	Research Faculty	210
110	Research Faculty	210
111	Research Faculty	225
112	Research Faculty	206
113	T & C Asst's.	206
114	T & C Asst's.	140
115	T & C Asst's.	130
116	T & C Asst's.	130
117	T & C Asst's.	140
118	Graduate Student	336
119	Graduate Student	336
120	Graduate Student	192
121	Graduate Student	192
TOTAL FIFTH FLOOR		21,276

Sixth Floor
(Vocational Education Division)

1	Administration	224
2	Inst. Rm. V. E.	768
3	Inst. Rm. V. E.	672
4	Business Ed. Lab.	1008
5	Business Ed. Lab.	1008
6	Business Ed. Lab.	2352
7	Distrib. Ed.	896
8	Home Economics	768
9	Conference	224
10	Conference	288
11	Storage	160

TABLE 3
(continued)

Room No.	Room Name	Total Assignable Space
(Vocational Education Division continued)		
12	Home Ec. Storage	352
13	Storage	240
14	Sec. Work & Storage	120
15	Storage	225
16	Storage	64
17	Storage	192
18	T & I Ed. Sec. Recp.	416
19	Ag. Ed.	368
20	Recep. Secty.	480
21	Distrib. Ed. Sec. & Recp.	504
22	Recep. & Secty.	392
23	Sec. & Recept.	216
24	Material Prod. Lab.	1053
25	Office	120
26	Office	120
27	Office	108
28	Office	108
29	Office	160
30	Office	120
31	Office	120
32	Office	121
33	Office	121
34	Office	132
35	Office	120
36	Office	120
37	Office	160
38	Office	120
39	Office	120
40	Office	120
41	Office	120
42	Office	120
43	F. H. A.	120
44	Office	144
45	Office	96
46	Office	120
47	Office	120
48	Office	120

TABLE 3
(continued)

Room No.	Room Name	Total Assignable Space
(Vocational Education Division continued)		
49	Office	160
50	Office	160
52	Office	160
53	Office	160
54	Duplicating	144
	Display	32
	Storage	48
	Sec.	120
(Information Center for Educational Stimulation)		
116	Director	144
117	Proj. Mgr.	120
118	Inf. Center Ed. Stim.	828
119	2 Asst's.	144
120	2 Asst's.	144
121	2 Asst's.	144
122	2 Asst's.	144
123	Post Doctoral Trainee	80
124-125	Recep. & Sec.	204
(Elementary Social Studies Project)		
126	Director	132
127	Assoc. Director	120
128	Assoc. Director	110
129	Elem. Social Research	454
130	Wk. Rm. & Storage	181
131	2 Res. Asst's.	120
132	2 Asst's.	135
133	2 Asst's.	135
134	2 Asst's.	135
135	D.D. Tr.	80
136	D.D. Tr.	80
	Recept. & Sec.	150
	Storage	348

TABLE 3
(continued)

Room No.	Room Name	Total Assignable Space
Elementary Social Studies Project Studies continued)		
	Storage	180
	C.	40
	TOTAL SIXTH FLOOR	21,276
(Industrial Arts Building)		
1	Chairman	192
2	Rec. & Sec.	192
3	Classroom	600
4	Classroom	660
5	Wood Shop	3320
6	Drafting	2640
7	Crafts	2240
8	Electronics	1840
9	Metal Shop	3320
10	Power Mechanics	2520
11	Supply	225
12	Supply	225
13	Supply	225
14	Supply	200
15	Supply	207
16	Supply	180
17	Finish	300
18	Finish	300
19	Finish	300
20	Finish	240
21	Faculty	121
22	Faculty	121
23	Faculty	126.5
24	Faculty	126.5
25	Faculty	117
	Display	79
	INDUSTRIAL ARTS TOTAL	20,617
	GRAND TOTAL	158,247 Sq. Ft.

TABLE 4

Summary Costs of College of Education Building Project

Land Costs and Purchase of Existing Buildings ^a	None
Site Preparation	None
Basic Construction Costs	\$4,450,000
Architectural/Engineering Services	\$ 288,000
Total Construction Costs	\$4,738,000
Essential Legal and Administrative Expense	\$ 2,000
Construction Contingency Allowance	\$ 249,524
Movable Equipment	\$ 250,476
Total Development Costs	\$5,240,000
Costs Per Gross Square Foot (222,500)	\$ 23.55
Costs Per Assignable Square Foot (158,247)	\$ 33.11

^aSee section entitled Building Sites for College of Education for detailed explanation.

laboratories, green house, etc. are noted in Table 3. The building will be climate controlled year round, equipped for closed circuit television, and will contain a central communications system.

Complete specifications for the new structures can be found in Specifications College of Education Building (1968) and the architectural drawings for the project (Project V-1, 1968). Copies of the Specifications and building plans are on file with the Dean of the College of Education and the Director of Campus Development and Planning both of the University of Georgia, Athens, Georgia and the Georgia Education Authority, Atlanta, Georgia.

Additional Indirect Costs Associated With
The New College of Education Buildings

If it is assumed the new buildings have a life expectancy of 25 years the cost of the structure on a pro rated basis is \$209,600/year. It is estimated (Cecil, 1969) that during the first year of operation janitorial services will be at a rate of \$0.28/gross ft. of floor space (\$63,297) and \$0.06/gross ft. for maintenance and repairs (\$13,563). It is anticipated that these figures will increase with the age of the building. The cost of utilities (Cecil, 1969) during the

first year of operation are estimated as follows:

Electricity	\$0.140/sq. ft./year
Water	0.020/sq. ft./year
Heat	0.100/sq. ft./year
Gas	0.005/sq. ft./year
Total	0.265/sq. ft./year

The total cost of utilities during the first year of occupancy will be \$59,906.

Building Sites for College of Education

The College of Education building sites are located on two separate parcels of land located on the south campus of the University of Georgia. Both parcels of land lie in the City of Athens and in the 216th Georgia Militia District of Clarke County, Georgia.

Figures 1-4 show drawings and deeds of the property on which the College of Education Buildings are being constructed. The drawings were made from the original plats which were prepared by Ben McLeory and Associates, Engineers & Surveyors of Athens, Georgia. The original plats are on file with the University System Building Authority, Atlanta, Georgia. Copies of the plats are also on file with the Director of Campus Planning and Development, University of Georgia, Athens, Georgia.

The survey of these parcels was carried out using standard practices, and are so noted on the original plats.

Figure 1 is a drawing of the site on which the main College of Education Building will be located. The site consist of 2.560 acres (111,520.89 sq. ft.). Figure 3 is a drawing of the site on which the College of Education Industrial Arts Building is located. This site consists of 0.224 acres (9,750.00 sq. ft.). The total land area of both sites is 2.784 acres (121,270.89). Figures 2 and 4 are copies of the deeds for these two parcels of land.

The property is part of the original land grant made to the University at the time of its establishment and thus there was no acquisition expense to the University. However, to establish a complete cost for the Georgia Educational Model it was necessary to appraise the land. An appraisal of the land was made by Mr. Lee Bradbury of Bradbury Realty Co., Athens, Georgia in August, 1969. The appraised value of the land was \$0.75 per square foot or a total of \$90,953 for both parcels. If it is assumed that rent must be paid on this land for the life of the building, 25 years, the cost excluding interest, would be a fixed charge of \$3,638 per year. Based on

comparable types of land, it is estimated that grounds maintenance, including materials, will be approximately \$2,000 per year (Cecil, 1969).

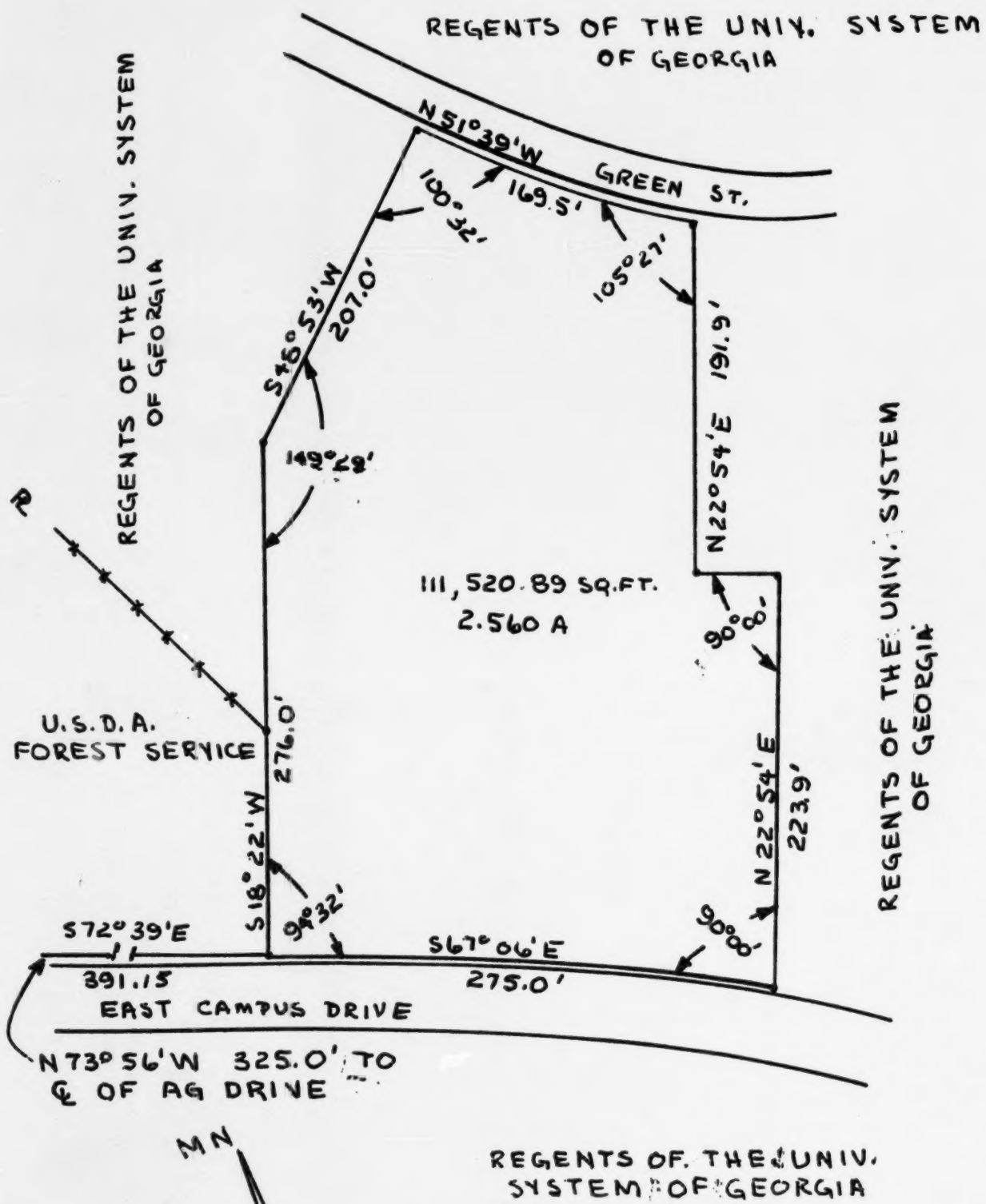


Figure 1. College of Education Site, Regents of the University System of Georgia.

College of Education Building

Project No. V-1

University of Georgia

ALL that tract or parcel of land lying and being in the City of Athens and in the 216th G.M.D. of Clarke County, Georgia and being more particularly described as follows:

Beginning at an iron pipe on the Northerly side of East Campus Drive, said iron pipe being located by starting at the point where the extended line of the Northerly edge of the sidewalk along the Northerly side of East Campus Drive intersects the centerline of Ag Drive and running S $73^{\circ}56'E$ 325.0 feet to an iron pin; thence S $72^{\circ}39'E$ 391.15 feet to said beginning corner; running thence along the Northerly edge of the sidewalk on East Campus Drive a chord measurement of S $67^{\circ}06'E$ 275.0 feet to an iron pin; thence N $22^{\circ}54'E$ 223.9 feet to an iron pin and forming an interior angle of $90^{\circ}00'$ with the previous line; running thence N $67^{\circ}06'W$ 43.0 feet to an iron pin and forming an interior angle of $90^{\circ}00'$ with the previous line; running thence N $22^{\circ}54'E$ 191.9 feet to an iron pin situated on the Southerly edge of the sidewalk line of Green Street and forming an interior

angle of $270^{\circ}00'$ with the previous line; running thence along and around the Southerly edge of said sidewalk a chord measurement of $N\ 51^{\circ}39'W\ 169.5$ feet to an iron pin and forming an interior angle of $105^{\circ}27'$ with the previous line; running thence $S\ 48^{\circ}53'W\ 207.0$ feet to a concrete monument and forming an interior angle of $100^{\circ}32'$ with the previous line; running thence $S\ 18^{\circ}22'W\ 276.00$ feet to the beginning iron pipe of the Northerly edge of the sidewalk line of East Campus Drive and forming an interior angle of $149^{\circ}29'$ with the previous line and also forming a closing interior angle of $94^{\circ}32'$.

ALL bearings are referenced to the magnetic or compass meridian.

THIS tract of land contains 111,520.89 square feet or 2.560 acres and is bounded on the North by Green Street (University owned) and on the West by property owned by the Regents of the University System of Georgia and property owned by the USDA Forest Service and on the South by East Campus Drive (University owned) and on the East by property owned by the Regents of the University System of Georgia.

Figure 2. Deed for College of Education Site.

REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA

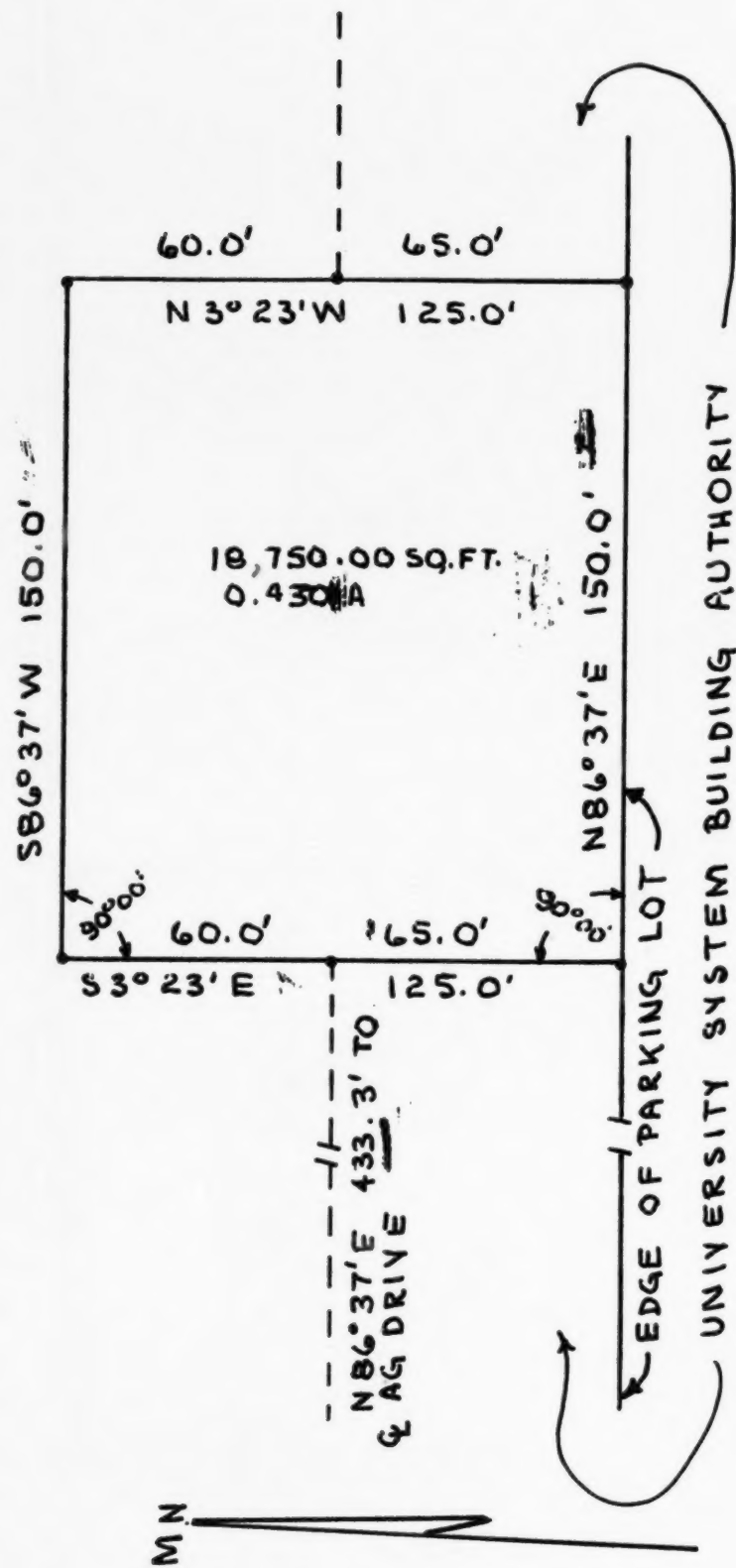


Figure 3. College of Education Project Industrial Arts Site, Regents of the University System of Georgia

College of Education Building

Project No. V-1

Industrial Arts Portion

University of Georgia

ALL that tract or parcel of land lying and being in the city of Athens and in the 216th G. M. D. of Clarke County, Georgia and being more particularly described as follows:

BEGINNING at a 2" iron pipe filled with concrete on the Northerly line of property deeded to the University System Building Authority known as the Agricultural Engineering Site, said corner being located by starting at the intersection of the extended centerline of University Drive with the Easterly R/W line of Ag Drive (40'R/W) and running thence N $3^{\circ}23'$ W 662.2 feet to an iron pin, being the Northwesterly corner of the Agricultural Engineering Site on Ag Drive and running thence N $86^{\circ}37'$ E 413.3 feet to said beginning corner, running thence S $3^{\circ}23'$ E 65.0 feet to a 2" iron pipe filled with concrete; running thence N $86^{\circ}37'$ E 150.0 feet to a 2" iron pipe filled with concrete and forming an interior angle of $90^{\circ}00'$ with the previous line; running thence N $3^{\circ}23'$ W 125.0 feet to a 2" iron pipe filled with

concrete and forming an interior angle of $90^{\circ}00'$ with the previous line; running thence S $86^{\circ}37'W$ 150.0 feet to a 2" iron pipe filled with concrete and forming an interior angle of $90^{\circ}00'$ with the previous line; running thence S $3^{\circ}23'E$ 60.0 feet to the beginning corner and forming an interior angle of $90^{\circ}00'$ with the previous line and also forming a closing interior angle of $180^{\circ}00'$.

ALL bearings herein are referenced to the magnetic or compass meridian.

This tract contains 18,750.0 square feet or 0.430 acres and is bound on the North by property owned by the Regents of the University System of Georgia, on the East by property owned by the Regents of the University System of Georgia and by property owned by the University System Building Authority, on the South by property owned by the University System Building Authority and on the West by property owned by the University System Building Authority and by property owned by the Regents of the University System of Georgia.

Figure 4. Deed for College of Education Industrial Arts Site.

Bibliography

1. Cecil, V. L., Director of Physical Plant, University of Georgia, Private Communication, 1969.
2. College of Education Project No. V-1 (Architectural Drawings) Atlanta: Georgia Education Authority, 1968.
3. Education Building (A proposal submitted by the University of Georgia in support of request of funds for construction of the College of Education) Athens, Ga.: University of Georgia, 1966.
4. Specifications College of Education Building, Project No. V-1 Atlanta: Georgia Education Authority, 1968.